



455 Enterprise Drive Platteville, WI



Overview

Locality/State	Wisconsin
County	Grant
City	Platteville
Address	455 Enterprise Drive
Zip Code	53818
Within City Limits	Yes

Primary Building Type	Industrial Warehouse & Distribution
Year Built	Shell 2001, Buildout (floor, heat, insulation, plumbing, electrical, lighting, Fire Suppression System, parking lot, etc.) 2009
Available (Sq. Feet)	24,000 sq ft
Ceiling Peak (Feet)	
Construction Type	Metal
Expandable	Yes
Can Subdivide	Unknown
Former Use (describe)	Hypro/L&M Corrugated Container Corp. – warehouse storage
Specialty Feature	None
Zoning	M-4 Applied Technology District
Sale Price	Negotiable
Lease Rate per (Sq. Ft./ per Year)	To be determined
Lease Terms	Triple Net

Property and Area Description

Please write description below.

A 24,000 sq ft pre-engineered metal building located in Platteville's industrial park. Less than a 1 mile from the four lane U.S. Hwy 151, 1 miles from highways 80 and 81.

Specifications

SPACE (Square Feet)	
Total	24,000 ft.
Available	24,000 ft.
Number of Stories	1
Manufacturing (sq. ft.)	24,000 ft.
Refrigerated (sq. ft.)	0 sq ft.

CONSTRUCTION	
Roof	Insulated Metal
Walls	Metal panels
Clear Span	No
Column Spacing (Feet)	

CEILINGS	
Eaves (Feet)	23'
Insulation R-Value	Unknown

FLOORS	
Floor Type	Concrete-Reinforced
Thickness (Inches)	6 in.

DOORS AND DOCKS	
Truck Dock Doors	
Number of doors Height (Feet)	One 12'x12' dock door One 12'x16' at grade door Two Person entrance doors
Rail Doors (# of doors)	0
Rail Docks (# of docks)	0

INTERIOR FEATURES	
HVAC in Manufacturing	Space Heaters
Crane Capacity (Tons)	N/A
Crane Clear Height (Feet)	N/A
Sprinkler System	Wet

Site

SITE DESCRIPTION	
Land with Building (Acres)	3.122 acres
Adjacent Available	20+ acres

Land for Sale (Acres)	
Topography of Adjacent Land	Unknown
Phase 1 Environmental Audit Completed	Unknown
Within 100 Year Flood Plain	No

SITE FEATURES	
Setting	Industrial Park
Covenants	Yes
Fire Insurance Class Rating	PC3
Number of Parking Spaces	

Utilities

ELECTRICITY	
Distribution Supplier	Alliant Energy
Phone Number	608-987-4207
Primary Voltage-kV (Ex. 12.5)	
Service Panel-amps	600 amp
Phase	Three
Looped	Yes

NATURAL GAS	
Distribution Supplier	Alliant Energy
Phone Number	608-987-4207
Main (Inches)	4 in. steel
Pressure-psi	150 psi
Service Line (Inches)	1.25 in steel

TELECOMMUNICATIONS	
Services at Building	Phone/internet
Local Service Providers	BrightSpeed 833-692-7773

WATER	
Supplier	Platteville Water & Sewer
Phone Number	608-348-9741
Main (Inches)	10 in.
Service Line (Inches)	2 in.
Pressure-psi	56 psi +
Peak Capacity at Plant (Gallons Per Day)	Unknown
Private Well (delete unused type)	No

SANITARY SEWER	
Supplier	Platteville Water & Sewer
Phone Number	608-348-9741
Main (Inches)	8 in.
Service Line (Inches)	6 in.
Peak Capacity at Plant (Gallons Per Day)	Unknown
Septic Tank (delete unused type)	No

Transportation

HIGHWAYS	
Nearest Interstate (Include Distance in Miles)	I-90 73.4 mi.
Nearest 4-Lane Highway	Hwy 151 1/2 mi.
Other Highways	State Hwy 80/81 - 1 mi.

AIRPORT	
Nearest General Aviation Airport (Include Distance in Miles)	Platteville Municipal Airport 2.2 mi.
Nearest Commercial Airport (Include Distance in Miles)	Dubuque Regional Airport 32 mi. Dane County Regional Airport 77 mi.

RAIL	
Rail Served	No
Rail Spur On-Site	No
Service Type	None
Railroad Service Provided By	N/A

PORT	
Barge Access on Site	No
Depth of Channel (Feet)	N/A
Crane Capacity (Tons)	N/A
Season (When is it navigable?)	N/A

Taxes

REAL PROPERTY TAX ((Value x Ratio) / Per) x Tax Rate	
Tax Year	2022
Value for Tax Purposes	\$738,700
Assessment Ratio (Percent of Value)	93.99%

Tax Rate	\$18.76
Per	\$1000

TAX COMMENTS	
2022 taxes = \$13,794.79	

Contact Information

CONTACT INFORMATION	
Contact Name	Jim Schneller
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ALTERNATE CONTACT INFORMATION	
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